

Cindy Mayor
7 Milverton Close
Waterdown, ON

September 2nd, 2016

Planning Committee
City of Hamilton
71 Main Street,
Hamilton, ON

Re: Comments regarding proposed 81 Townhouse Development on the lands at 383 Dundas St. East, currently known as Connon Nurseries.

To: Chair and Members of Planning Committee, City of Hamilton

My name is Cindy Mayor and I reside in the subdivision built in 1975 behind the subject property. My husband and I purchased our home there 37 years ago.

First of all, I would like to thank the City of Hamilton Planning Staff for not adopting an amendment to the zoning by-law to allow the proposed development on the Connon Nurseries property.

I am opposed to this development for several reasons, including those concerns that others have raised in regard to the density, the lack of Green space, conformity with the existing neighbourhoods, the proposed walkways and parking, but most of all, the traffic and consequent safety issues.

Waterdown has been plagued with traffic issues for at least 3 decades. In the Burlington-Hamilton area, there are 3 major east/west corridors; the QEW, the 403 and Hwy. 5 (known as Dundas St.) The QEW and 403 are divided, limited access, 6 lane highways. Dundas Street is unlike the others. It is not a divided or limited access highway. From Burlington westward toward Waterdown it is 5 lanes, including the centre turn lane, but as it enters Waterdown just about 200 feet from the proposed development it narrows into 3 lanes, including the centre turn lane. It continues as a 3 lane road through the centre of town.

During the day this major route through our town is used by various types of transportation, including many trucks, especially over-dimensional escorted vehicles and dump trucks. We have one of Southern Ontario's largest quarries located just west of Waterdown, so aggregate for numerous projects in east Waterdown, Burlington and Oakville is transported through town all day long. This route is also used by numerous commuters and school buses. To build a medium density development on this busy highway which would create more turning traffic is unsafe.

Dundas Street, through Waterdown, is also used as the alternate route whenever there is a problem with the QEW or the 403. This happens on a regular basis whether it's accidents on those routes, the closing of the Skyway bridge for various reasons, weather conditions or road construction.

When these conditions occur at anytime of the day or during the regular evening rush hour into Waterdown, the traffic on Dundas comes to a standstill. When that happens, our subdivision then becomes the Boulding/Milverton bypass with numerous cars, racing through our neighbourhood. Recently we have had new 40 Km. signs and a speed board posted but it makes no difference.

My concern is that the proposed development with it's walkway access to Boulding Ave. and Milverton will encourage more street parking on a winding access that already has volume and speeding issues during peak times.

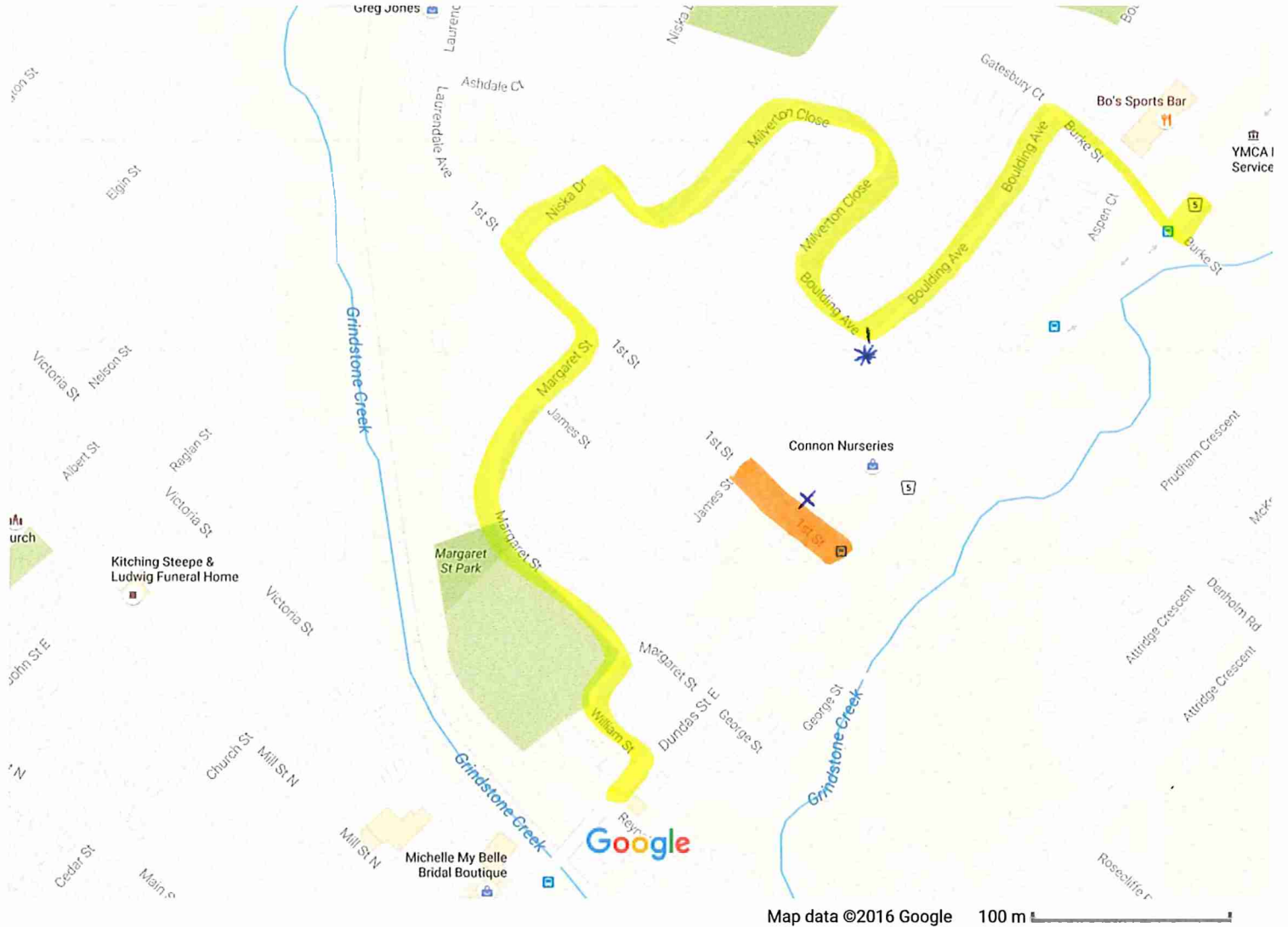
My other main parking/traffic safety issue, with the proposed development, is the blind hill on First Street from Dundas to James Street. This short stretch allows parking on both sides of the street. The walkway to the proposed development is right in the middle of this stretch. When cars are parked even on one side it is already a safety concern. Cars and school buses turning in usually make a quick turn in because Dundas is so busy. They can't see clearly up the hill. Quite often, opposing traffic is caught off guard as they reach the crest of the hill and find a car or school bus in the middle of their lane because they are trying to dodge a parked car. In the winter this hill is slippery, especially early in the morning, when school buses are entering the neighbourhood and the street is narrower from banks of snow. There should be no parking allowed on either side of this stretch. Building this development with it's proposed walkway here would encourage more townhouse residents and visitors to park on this unsafe path.

I feel that any development on the Connon's property should have ample parking for residents and visitors so that all vehicles could be contained and avoid further unsafe parking issues with the current neighbourhood.

In closing I would like to thank the Planning Department for allowing this meeting so that residents' concerns can be heard. I am very disappointed that the developer has so little concern for residents of the community that they choose to go directly to the OMB to ignore us.

Thank you


Cindy Mayor



Alternate route through residential area when Dundas St. backed up

13 TURNS

* Proposed walkway from development to Boulding Ave.

Parking concern, allowed both sides, 12 hrs., blind hill, winter slippery access onto Dundas, several school buses turning in, must make quick turn in, Dundas very busy

+ Proposed walkway from development to First Street